

**3.5M ELEMENTARY/MIDDLE SCHOOL/TUCKER FIELD
BUILDING COMMITTEE
MINUTES**

A meeting of the Building Committee held on Wednesday, November 29, 2006, at the Cumberland Administrative Office/Superintendent's Conference Room, 2602 Mendon Road, was called to order by Chairman Earl Wood at 5:34 PM, with the following present:

**Earl Wood, Chair; Maureen H. Aveno, Thomas Bruce, James Hamel,
Mark Lindgren, Eugene Sartini**

**Also Attending: George Drapeau, Richard Hilton, Nidia Karbonik,
Craig Showstead; KBA: Mike McKeon, Ashley Prester**

Absent: Donna Morelle

I. Ashton/JJM Cumberland Hill Update

A. KBA Review of Construction Costs - Prior to the meeting starting Dr. Morelle explained she had to leave for another commitment but had met with KBA and reviewed the costs. Her thought was to keep one project in tact rather than attempt portions of two projects.

Mr. Prester reported Dadelaes was reporting a 26% inflation since 2003. He had a hand out showing the history of the 3.5 million dollar bond starting in June 2003. Discussion ensued regarding the rate of inflation plus how ADA and fire codes have impacted the budget. Mr. Hamel asked how the original bond referendum was worded. Mr. Bruce explained it wasn't specific to any project, that it was for all

schools, elementary, middle and high school, although the understanding was that it was primarily for elementary. Mr. McKeon suggested bidding a week apart if the committee is considering two separate projects to gauge reaction to the projects. Mr. Wood questioned the time needed to copy the packages, go out to bid and advertise. Mr. Lindgren and Mr. Bruce thought bidding a week apart would have the opposite effect; that people would assume they might not get both. Mr. Bruce recommended a base bid for one school with the second school as an add alternate. He noted they needed town council approval prior to going out to bid. He felt they needed to present the situation and alternatives. Discussion of the town council meeting dates and need to present to the School Committee first. Mr. Bruce stated the Mayor-elect is aware this was all planned before the fire code issue, so we should proceed without the fire codes and deal with those separately. Mr. Prester asked what the scope actually is. Mr. Bruce stated first is the inception of the bond as presented to the voters and the second is the result of the architectural work and the scopes now differ. Mr. Hilton commented that in looking at the scopes the need to come into compliance with the nurses suite was raised and we had to look at the population of the schools. The offices and media centers were not in compliance either. If just the gym is done at Cumberland Hill, there won't be a place for the media center later.

Discussion continued on which upgrades impact another area; i.e. nurses area and the gym at Cumberland Hill and need to make the upgrades if certain dollar amounts are spent. Mr. Hilton noted that with each renovation there is an asbestos abatement issue that has to be taken into consideration. He noted at Ashton they could improve the education where as at Cumberland Hill, lunch and gym can still be held at the same time. Mr. McKeon thought the packets could be ready for tomorrow, but Mr. Bruce felt a full presentation to the Council was necessary and would like to do that in a workshop. It was agreed to have the regular Building Committee meeting on December 13th, at 5:30 and hold a joint workshop with the Town Council and School Committee members at 6:30 p.m. On a motion by Mr. Lindgren, and a second by Mr. Sartini, it was VOTED 6-0 TO APPROVE continuing on the present course to complete documents. Discussion ensued regarding the amount of money available nearly covers Ashton.

Mr. Lindgren's departure is noted at 6:35 p.m.

Mr. Prester reviewed several options as to completing bid documents as one package or combinations involving both schools. On a motion b Mr. Bruce, and a second by Ms. Aveno, it was VOTED 5-0 TO APPROVE completing the bid documents for both schools but bid Ashton School with Cumberland Hill as an alternate and use as a

basis for the town to present a bond referendum, including appropriate inflation. Discussion ensued regarding using a GC and how long the bids would be good for. Mr. Prester discussed what he would need for the presentation and Mr. Bruce suggested Mr. Prester prepare a history sheet similar to tonight's to show the new council members what is involved and the recommendation of a bond to complete all the work.

The meeting adjourned by general consensus at 7:00 p.m.

Respectfully submitted,

Shirley Harris

Recording Secretary

Approved December 13, 2006